



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 627-4629 fax

AGENDA--CORRECTED

Planning and Zoning Commission Regular Meeting*

Tuesday, February 2, 2016, at 6:00 P.M.

City Hall Council Chambers

201 E. Walnut

Call to Order

- ITEM 1:** Consider and take appropriate action regarding approval of December 1, 2015 Planning and Zoning Commission Meeting Minutes.

Public Hearing Items:

- ITEM 2:** **CP2016-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Comprehensive Plan Amendment Application 2016-01—J.D. Dudley's request, on behalf of QuikTrip and property owner, Cornerstone Baptist Church, to amend the Decatur Long Range Master Plan Land Use Map from an "Medium Density Residential" land use designation to a "Commercial" land use designation on approximately 5.45 acres of land located at the southeast corner of W. Hale Street and US Hwy 81/287 exit ramp, and on approximately 0.54 acres to the centerline of Hale Street and 0.55 acres to the centerline of Trenchard Street, and being more commonly referred to as 701 W. Hale Avenue, Decatur, Texas.
- ITEM 3:** **ZC2015-07** Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application 2015-07—J.D. Dudley's request, on behalf of QuikTrip and property owner, Cornerstone Baptist Church, to change zoning from a Single Family-1 (SF-1) and a Single Family-2 (SF-2) zoning district to a Thoroughfare Business (C-2) zoning district on a 5.45-acre tract of land located at the southeast corner of W. Hale Street and US Hwy 81/287 exit ramp; and on approximately 0.54 acres to the centerline of W. Hale Street; approximately 0.55 acres to the centerline of S. Trenchard Street and approximately 0.80 acres to the centerline of US Highway 81/287 exit ramp where adjacent to the site and being more commonly referred to as 701 W. Hale Avenue, Decatur, Texas.
- ITEM 4:** **ZC2015-08** Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application 2015-08, Jody Adams' request, on behalf of Double Creek Capital, to change zoning from a Single Family-1 (SF-1) zoning district to a Single Family-2 (SF-2) zoning district on a 31.024-acre tract of land in the D. Moses Survey, Abstract Number 537, and as legally described by metes and bounds in the staff report and legal notice; and on approximately 0.41 acres to the centerline of Deer Park Road where adjacent to the site, Decatur, Texas.

ITEM 5: **ZC2016-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application ZC2015-09—Jody Adams’ request, on behalf of Double Creek Capital, Ltd., to amend the Deer Park PD and site plan, Ordinance 2008-06-11, a tract of land approximately 47 acres out of the David Moses Survey, A-537 and the John C. Bullock Survey, A-79 and located on the west side of Deer Park Road and immediately adjacent to Rann Elementary School, Decatur, Texas and previously referred to and approved as ZC2008-02. The proposed amendment will affect the phasing of the multi-family, single-family and commercial land use tracts; the street layouts for the multi-family and single-family land use tracts; and the open space, multi-family and single family acreage. ***To be postponed to the March 1, 2016 Planning and Zoning Commission Meeting.***

Non Public Hearing Items:

ITEM 6: **RP2015-14** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2015-14—Allen Ross’ request, on behalf of Freedom Powersports, to final plat Lot 1, Block A, Freedom Powersports Addition, being a replat of a 2.654 acre tract in the J. W. Walker Survey, Abstract No. 860, Wise County Texas and being all of Lot 1R-3, Block A, Ramada Inn Addition as described in deed to Freedom Powersports Real Estate, LLC., as recorded in Instrument No. 201412598, County Clerk Records, Wise County, Texas.

ITEM 7: New and/or future business items.

Adjournment

Prepared and posted this the 29th day of January, 2016 in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP
Planning and Development Director